

170.B

Map

0001

Block

0207.0

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 447,900 / 447,900

USE VALUE: 447,900 / 447,900

ASSESSed: 447,900 / 447,900

11/18/18

13201

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PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		PARK AVE, ARLINGTON

OWNERSHIP

Owner 1:	MCARTHUR JAMES G
Owner 2:	
Owner 3:	
Street 1:	169 W 2ND ST
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA
Postal:	02127

PREVIOUS OWNER

Owner 1:	MCARTHUR JAMES G -
Owner 2:	HESSE CARA -
Street 1:	88 PARK AVE UNIT 207
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 870 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6044																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	447,900			447,900
Total Card	0.000	447,900			447,900
Total Parcel	0.000	447,900			447,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	514.83	/Parcel:	514.83

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	447,900	0	.		447,900		Year end	12/23/2021
2021	102	FV	441,700	0	.		441,700		Year End Roll	12/10/2020
2020	102	FV	429,400	0	.		429,400	429,400	Year End Roll	12/18/2019
2019	102	FV	421,900	0	.		421,900	421,900	Year End Roll	1/3/2019
2018	102	FV	350,400	0	.		350,400	350,400	Year End Roll	12/20/2017
2017	102	FV	295,800	0	.		295,800	295,800	Year End Roll	1/3/2017
2016	102	FV	295,800	0	.		295,800	295,800	Year End	1/4/2016
2015	102	FV	277,200	0	.		277,200	277,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCARTHUR JAMES	74112-89	1	2/11/2020	Convenience		1	No	No	
GETTINGS HOLLY,	69029-491		3/20/2017		465,000	No	No		
PATRAS KAREN	51388-113		7/1/2008		315,000	No	No		
	17075-175		6/1/1986			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/1/2005	790	Redo Kit	17,000	C		G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2021	Mail Update	JO	Jenny O
11/18/2018	Measured	DGM	D Mann
3/1/2018	SQ Returned	MM	Mary M
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

